STAFF REPORT

CITY OF BEVERLY HILLS

For the Design Review Commission Meeting of August 7, 2008

TO: Design Review Commission

FROM: Michele McGrath, Senior Planner

SUBJECT: A request for a Resolution approving an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at **518 North Beverly Drive.**

EXECUTIVE SUMMARY

A design was previously presented to the Design Review Commission at its October 4, 2007 and November 1, 2007 meetings and a resolution denying the Beaux-Arts design was adopted. The applicant subsequently decided to present a new design to the Commission which was reviewed at the December 4, 2007 and January 14, 2008 meetings. At the January 14, 2008 meeting, the Design Review Commission preliminarily approved the design and, at the February 7, 2008 meeting, requested a resolution approving the project with the following conditions:

- the wrought iron gate at the sidewalk shall be consistent with the wrought iron on the main house project
- there shall be a planting strip between the adjacent property and any driveway.

Staff recommends that the attached resolution, including the conditions above and additional conditions, be approved as presented.

Michele McGrath

Attachments:
Resolution

RESOLUTION NO.

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT PROPERTY LOCATED IN THE CENTRAL AREA OF THE CITY, NORTH OF SANTA MONICA BOULEVARD AT 518 NORTH BEVERLY DRIVE

The Design Review Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Robert Salice of Salice Design on behalf of property owner, Vida and Bahram Hakimfar, (collectively, the "Applicant"), has applied for an R-1 Design Review Permit to allow a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard at 518 North Beverly Drive. ("Project"). As proposed, the Project meets all required zoning standards, including height, setbacks, parking and floor area.

Pursuant to Beverly Hills Municipal Code Section 10-3-4408, no single-family residence located in a Central R-1 Zone shall be erected, constructed, altered or remodeled unless the elevations and plans for the exterior portions and areas visible from the street are reviewed and approved by the City. The Design Review Commission is the reviewing authority if it has first been determined that the design does not otherwise substantially adhere to a pure architectural style as outlined in a style catalogue adopted by resolution of the City Council. The proposed design was not found to substantially adhere to a pure architectural style and has therefore been brought before the Design Review Commission for review.

Pursuant to Beverly Hills Municipal Code Section 10-3-4415, the request for a Design Review Permit may be approved, provided the Design Review Commission makes certain findings.

At its meeting of February 7, 2008, the Design Review Commission reviewed the Project and requested a resolution approving the Project be approved subject to the Applicant revising the plans to reflect the following:

the wrought iron gate at the sidewalk shall be consistent with the wrought iron on the main house project

there shall be a planting strip between the adjacent property and any driveway.

Section 2. The Project site is an approximately 93-foot wide by 178-foot long (lot average width and length), located on the east side of the 500 block of North Beverly Drive between Santa Monica Boulevard and Carmelita Boulevard. The lot is currently developed with a single-story, Tudor-style residence dating from 1922 and a two-story accessory structure in the back. The existing primary residence would be demolished and replaced by a new two-story residence and the existing accessory structure is proposed to be removed.

The proposed Project consists of a new two-story residence with a basement garage. The total square footage of the proposed main residence is 7,744 square feet (the maximum allowable floor area on the site is 7,760 square feet). A 3,095 square foot basement including a four-car subterranean garage of approximately 1,356 square feet is exempt from the floor area calculation. However, the existing accessory structure is not exempt from being calculated as floor area and shall be removed on the final plans. The maximum height of the residence is 28 feet as required by Code. The front setback is 35 feet six inches (35 feet required), and the side setbacks are nine feet seven inches and eleven feet. The Project will have six or more bedrooms, requiring four parking spaces that will be provided in the subterranean garage.

The design style is defined as "Italian Renaissance Revival Style," which is characterized by the following character-defining features:

- Two stories with varying roof line and entry modulation;
- Predominantly rectangular shapes with symmetry and balance;
- Low pitched, hipped roof with overhanging deep eaves carried by wood corbels;
- An impression of a shorter upper story than the lower level, created by the balconies on the second floor, the second floor setback from the lower elevation and a running entablature;
- A central portion that is modulated by the introduction of two tower elements, with a lower roof level and different finish material, accentuating the recessed entry way.

The landscape plan for the front yard indicates a formal landscape design with Italian Cypress trees and hedges in addition to the lawn area and a variety of flowering shrubs. A continuous planter (2-feet high minimum) will be installed along the south side retaining wall.

Section 3. The Project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines. The City has determined that the Project qualifies for a Class 3(a) Categorical Exemption in accordance with the requirements of Section 15302 of the Guidelines because the Project involves the demolition of an existing single family residence and reconstruction of a new single family residence on the same site. Therefore, no significant impacts to the environment are anticipated.

Section 4. On December 4, 2007 and January 14, 2008 the Design Review Commission held a duly noticed public hearing to consider the application. Evidence, both written and oral, was presented at said hearing, and the hearing was closed. At the February 7, 2008 meeting the Design Review Commission requested a resolution approving the project with conditions.

Section 5. In reviewing the application and pursuant to Beverly Hills Municipal Code Section 10-3-4415, the Design Review Commission considered whether the proposed Project meets the following criteria:

1. The proposed development's design exhibits an internally compatible design scheme;

2. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style;

3. The proposed development will enhance the appearance of the neighborhood;

4. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors; and

5. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new.

Section 6. Based upon the evidence presented at the hearing, including the staff report, the Design Review Commission hereby finds:

1. The Project exhibits an internally compatible design scheme; it is largely consistent with an Italian Renaissance Revival style as evidenced by the character-defining features (See Section 2 above).

2. The Project appropriately minimizes the appearance of scale and mass through features such as a hipped roof construction with the highest portion of the roof set back from the front and both side property lines and architectural features such as balconies and horizontal trims and railings on the second floor, that emphasize the horizontal lines of the building. The ground floor façade is characterized by arches and deeply inset windows that soften the perceived mass of the structure. A detailed landscaping plan has also been submitted that will help to screen and enhance the proposed residence and contribute to the garden-like quality of the City.

3. As outlined in criteria 1 and 2 above, the Project has an internally compatible design scheme, minimizes the appearance of scale and mass and proposes to use materials that are of high quality all of which will contribute to the appearance of the neighborhood.

4. As conditioned, the Project is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors because the proposal would provide landscaping along the north and south property lines that appears to be sufficient to prevent any privacy concerns. Overall, the proposal conforms to all required setbacks and height and thus would not appear to have an adverse impact on neighbors' privacy.

5. The lots along this block of Beverly Drive are developed with structures varying in size, and scale with some structures built recently and some still under construction. The proposed design would be a large two-story house adjacent to smaller homes but the proposed two-story design attempts to provide an appropriate transition to the smaller homes with second floor setbacks and a sloped roof.

Section 7. Based on the foregoing, the Design Review Commission hereby grants the R-1 Design Review for the Project, subject to the following conditions:

1. The Applicant shall submit final working drawings to the Director of Community Development for review and approval prior to the issuance of a building permit.

2. The Project as submitted shall be built in substantial compliance with the plans submitted for the February 7, 2008 Design Review Commission meeting, which are on file with the Department of Community Development. Any modification to the plans shall be approved by the Planning Department prior to any work being done on the Project; however, the Design Review Commission must approve the revised design if substantial changes are proposed.

3. Specification of any proposed lighting, main entry door, French doors and windows as well as sections through the ramp and perimeter and/or retaining wall, shall be submitted to staff before issuance of building permit.

4. the wrought iron gate at the sidewalk shall be consistent with the wrought iron on the main house.

5. there shall be a planting strip between the driveway and the adjacent neighbor to the south.

6. Any change to the façade or front yard landscaping including the paving and any fencing shall be reviewed and approved by the staff.

Standard Conditions:

7. Prior to the issuance of building permits, the Applicant shall prepare a construction management plan for review and approval by the Department of Community Development. The plan shall include the location of construction parking, loading and hauling routes and locations, and number of construction employees anticipated on site. All construction-related parking, staging and hauling shall conform to the construction parking and hauling plan submitted to and approved by the Building Official and the City Engineer.

8. The Applicant shall maintain the site in an orderly condition prior to commencement of and during construction, including, but not limited to, maintenance of the orderly appearance of existing structures and landscaping on the site, dust suppression for areas cleared by demolition, maintenance of safety barriers and adjacent public sidewalks, and

provision of a contact person directly accessible to the public by telephone in the event that the public has any concerns regarding maintenance of the site. The name and telephone number of the contact person shall be transmitted to the Director of Community Development and the Building Official. In addition, the Applicant shall post the name and telephone number of the contact person on the site in a location readily visible to the general public and approved by the Director of Community Development.

9. These conditions of approval shall run with the land and shall remain in full force and effect for the duration of the life of this approval. This resolution approving the R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of this resolution as an exhibit.

The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Design Review Commission decision. At the time that the Applicant delivers the covenant to the city, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the R-1 Design Review **shall be null and void** and of no further effect. Notwithstanding the foregoing, the director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state or local law that would affect the R-1 Design Review.

Section 8. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Design review Commission of the City.

Adopted:

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Howard Szabo
Chair of the Design Review
Commission of the City of Beverly Hills,
California